

Chapter 19.46
O-R-D – OFFICE, RESEARCH AND
DEVELOPMENT ZONE

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19.46.010 Purpose of chapter.

The purpose of the O-R-D zone is to provide a wide range of nonpolluting business activities. The O-R-D zoning designation allows for light and high technological industries, such as biotechnology, nonpolluting light manufacturing, computer technology and communications equipment establishments. Land uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for business park

areas will be administered to foster high quality developments.

19.46.015 Design and site plan approval.

Design and site plan approval for all development in the O-R-D zone is required. The conditional use review shall include, without limitation, architectural design and theme, building materials, lighting, signage, landscaping, parking, vehicular, bike and pedestrian access, accessory structures, nuisance factors and natural and manmade hazards.

19.46.020 Permitted uses.

Permitted uses in the O-R-D zone are as follows:

1. Office building for business and professional services, including lawyer, physician, dentist, architect, engineer, musician, teacher or other professional person, including real estate and insurance offices, banking and other financial businesses and similar endeavors in connection with such use;
2. Clinics for outpatient care, as well as outpatient medical services including, but not limited to, imaging and physical therapy;
3. Telemarketing and telephone based services;
4. Electronic data processing;
5. Private garages for the storage only of vehicles owned by the proprietor of the principal use and employees thereof and visitors thereto;
6. Maintenance and utility shops and storage facilities incidental to the principal use;
7. Non-hazardous general laboratories for testing and research;
8. Assembly halls for meetings incidental to the business of the principal use;

9. Restaurant or cafeteria for supplying meals only to employees and guests for the principal use; and newsstand, post office, branch banking facilities and similar conveniences serving primarily employees and guests of the principal use, provided that there shall be no external evidence of such use;

10. Radio and television stations, but not including transmitting facilities or accompanying antennae; provided however, that this prohibition shall not include transmitting facilities normally associated with mobile communication units;

11. Retail and commercial uses secondary to the main use of the property;

12. Municipal buildings and municipal community houses, police stations, fire houses, ambulance stations, together with such private garages and other outbuildings that are incidental hereto; and

13. Libraries, printing and publishing operations.

19.46.025 Modification of permitted uses.

Office building applications requesting an increase in height from the standard 35 feet, or a decrease is setback from the standard 50 feet, as allowed in this chapter, shall be considered a conditional use.

19.46.030 Conditional uses.

Conditional uses in the O-R-D zones are as follows:

1. Indoor and outdoor recreational facilities, provided that (a) such uses are incidental a permitted use, (b) all accessory buildings and incidental uses shall be planned as an integral part of the office building development; and (c) all such facilities comply with the building

and citing restrictions as set forth in this chapter;

2. In-service training schools for employees, provided that such use is incidental to a permitted use and its employees;

3. Any special uses customarily incidental to the operation of other permitted uses;

4. Quarters for a caretaker or for security;

5. Nursery schools or day care centers;

6. Private parks and recreational grounds;

7. Public and quasi-public use;

8. Radio and/or television tower;

9. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

10. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

11. Public schools;

12. Wireless telecommunication towers; and

13. Hospitals.

19.46.040 Outdoor storage.

Outdoor storage of any materials is prohibited in the O-R-D zone.

19.46.050 Master development plan required.

Any development in the O-R-D zone shall be subject to a master development plan approved by the planning commission.

19.46.060 Setbacks/yard requirements.

Setbacks/yard requirements are intended to provide a description of the

required space between buildings and property lines. All buildings shall maintain a minimum distance from property lines as follows:

Front: 50 feet.

Sides: 50 feet. The setback shall be increased one foot for each additional foot of building height above 35 feet.

Rear: 50 feet. The setback shall be increased one foot for each additional foot of building height above 35 feet.

The planning commission, upon finding that the applicant has reasonably demonstrated that a need exists to decrease the standard setback for a main building, may decrease the setback for a single side, front or rear yard of any such building to no less than 20 feet. All setbacks on the other building sides must meet the 50 foot minimum setback requirement. Any decrease in the 50 foot minimum setback must be based on a finding that no harm to the health, safety, or general welfare of the city exists, or would be created by the decrease. The DRC shall first review the request for such a decrease, study the specifics of the case in question, and make a recommendation to the planning commission. Under no circumstance may a decrease in any setback be authorized by the planning commission where a side, rear or front yard is abutted by any zone (whether or not in the city) which contains, or may contain, any attribute of residential use or where such residential use is authorized by the permitted or conditional uses for that zone.

The planning commission may also increase a setback for a main building in the O-R-D zone when it finds that the increase is necessary for the public

health, safety and general welfare of the city. Before the planning commission may impose such an increase in a side, rear or front yard setback in the O-R-D zone, the DRC shall first study the specifics of the case in question and make a recommendation to the planning commission.

19.46.070 Maximum height of structures.

The maximum height of structures in the O-R-D zone is 35 feet. The planning commission may allow additional height to a maximum of six stories upon finding that the additional height will not adversely affect the surrounding land uses, and subject to the requirements of the conditional use chapter of this title. The planning commission may also reduce the height below 35 feet upon finding that the reduction is necessary to reduce the adverse impact to surrounding land uses or otherwise is necessary to protect public health, safety or welfare.

19.46.080 Maximum lot coverage.

The maximum lot coverage in the O-R-D zone is 50%, including all structures.

19.46.090 Landscaping requirement.

1. The minimum landscaping requirement for developments in an O-R-D zone is 30%. The landscaping requirement is intended to provide trails, parks, sitting areas and general landscaping. The planning commission may approve preservation of natural areas or trails as part of the 30% landscaping requirement.

2. All landscaped areas shall be planted with live plant material and include a permanent automatic irrigation system, except for natural areas approved by the planning commission for

preservation. Drought resistant plants are encouraged. The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

3. The required front yard setback and the required side yard setback which face a street on corner lots shall be landscaped with live plant materials including shrubs and trees except for necessary vehicular driveways and pedestrian walkways. Deciduous trees shall have a minimum caliper of two inches. A minimum of 40% of the trees shall be conifer trees having a minimum height of six feet.

4. Landscaping in on-grade hardscape parking areas shall meet the following minimum requirements:

<u>Size of Parking Area</u>	<u>Percent Landscaped</u>
Less than 15,000 sq. ft.	5%
15,000 to 29,999 sq. ft.	7.5%
30,000 sq. ft. and larger	10%

One tree within the on-grade hardscape parking area shall be planted for every ten parking stalls. Deciduous trees shall have a minimum caliper of two inches. A minimum of 40% of the trees shall be conifer trees having a minimum height of six feet. The distribution of the trees shall maximize shading during summer months. All landscaped areas shall be separated from the parking surface by at least a six inch high curb.

5. Landscaping for parking structures shall meet the following minimum requirements:

(a) The parking structures must be screened with live plant material reasonably acceptable to the director that is intended to hide or obscure to the

greatest extent reasonably possible the sides of the structures from public view.

(b) The 30% landscaping requirement under subsection 19.46.090(1) shall be increased to 35%. However, the planning commission may require additional landscaping after taking into consideration the number and size of the parking structures.

19.46.100 Perimeter fencing.

1. The project area shall have a decorative fence, tinted concrete, or masonry wall along all rear and side yards not fronting on a public street, but which abut a residential or agricultural zone or a residential use. This requirement may be waived by the planning commission upon a finding that the wall is not necessary to buffer the adjacent use.

2. All perimeter walls shall be a minimum of six feet high unless the planning commission requires a higher wall as part of the conditional use approval.

3. The planning commission may require appropriate access to trails, creeks, or other open space amenities.

19.46.110 Lighting.

1. Uniformity of lighting is desirable to achieve an overall objective of continuity, and to avoid objectionable glare.

2. The maximum height of luminaries shall be 18 feet unless the planning commission requires a lower height as part of its approvals. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential zone or an adjacent residential use.

3. All parking luminaries, except those required for security, shall be extinguished one hour after the end of

business hours. The exception for security lighting applies to a maximum of 25% of the total luminaries used, unless the planning commission approves a higher percentage.

4. Pedestrian walkways to mass transit facilities shall be lighted.

All lighting next to residential uses, or where the planning commission requires, shall be full-cut-off lighting to reduce light pollution.

19.46.120 Nuisance factors and hazards.

1. Operations shall not be conducted which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generate heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

2. Activities conducted on the premises shall comply with all local, state, and federal laws, regulations and permits.

3. The noise level emanating from any use or operation shall not exceed the limits in the health department standards adopted by the city regarding noise control. The noise level shall not in any case exceed five decibels above the ambient level of the area measured at the property line. For the purposes of compliance with health department regulations, all properties located within an O-R-D zone shall be considered residential.

4. A use shall be not permitted which creates objectionable odor in such quantity as to be readily detectable at the boundaries of the site.

19.46.130 Screening.

1. All trash or refuse receptacle areas shall be completely screened from

surrounding properties by a masonry wall that is a minimum of six feet high, with visually obscuring painted metal gates, or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of fifty feet from any residential or agricultural zone boundary or property containing a residential or agricultural use.

2. All ground mounted mechanical equipment, including, without limitation, heating and air conditioning units shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building.

3. The use of roof appurtenances is discouraged. If roof appurtenances (including, but not limited to, air conditioning units and mechanical equipment) are used, they shall be placed within an enclosure (at least as high as the roof appurtenances) that reflects the architectural design scheme of the project and complies with the requirements for penthouses and roof structures of the city's building code. Such enclosures require planning commission approval and shall minimize visibility from on-site parking areas, adjacent public streets, and adjacent property that is, or may be, used for residential purposes.

4. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

5. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets.

19.46.140 Access and parking.

1. The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than 60 feet from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into residential or agricultural areas.

2. Parking shall be located peripherally around the buildings rather than concentrated between the building and the public streets to allow the building to be closer to mass transit facilities.

3. Parking spaces for vanpool /carpool vehicles shall be provided and have a priority location near building entrances to encourage this form of mass transit.

4. Parking shall not be located in the required front yard setback or the required side yard setback which faces on a street.

5. All developments in the O-R-D zone will be required to provide parking on-site. No on-street parking will be permitted. All developments shall feature landscape islands in parking areas compliant with chapter 19.80, "Off-Street Parking Requirements."

19.46.150 Pedestrian walkways.

1. Pedestrian walkways, a minimum of five feet wide, shall be provided to accommodate pedestrian movement between activity centers within the site to adjacent uses and from building entrances directly to mass transit facilities.

2. Public easements for walkways, jogging paths and similar uses may be required.

19.46.160 General requirements.

1. Truck loading

(a) All truck loading and unloading shall take place on site. Loading and unloading areas shall be shielded from view by the main service road by a material approved by the planning commission.

2. Equipment.

(a) All equipment, electrical substations, and mechanical devices shall be shielded from view from the main roadways.

3. Utilities.

(a) All electric, telephone, telecommunications, and other service lines shall be underground and comply with local codes.

4. Signage.

(a) All building and on-site signage must comply with chapter 19.82, "Signage."

5. Grading.

(a) The grade level of the lot and all proposed structures shall be oriented for safe pedestrian access.